

Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT
199 LEDGE RD
Northfield, OH 44067

Phone: 330-467-7139, Ext. 20

NOT APPROVED

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To Sellers and Purchasers of Real Estate in the Village of Northfield:

Please be advised that the Village of Northfield's Point of Sale Exterior Inspection Ordinance is designed to assist with maintaining the quality of the Village's housing stock and real estate values. In performing such point of sale exterior inspections and issuing certificates of exterior inspection, the Village does not insure, warrant, or guarantee that the inspection certificate contains all of the violations of the Village's Codified Ordinances or defects concerning the property. Such inspections should be considered by all parties as the Village's best effort to make known to owners and purchasers of real estate the known exterior maintenance violations on a given property at the time the exterior inspection is made.

Likewise, in issuing a compliance document pursuant to the point of sale inspection ordinance, the Village does not insure, warrant, or guarantee the quality of repairs or standard of work exhibited in the correction of violations listed on the inspection certificate. Such document should be construed only as a statement by the Village that some or all of the violations listed on the inspection certificate have been corrected to the Village's satisfaction.

The Village's exterior point of sale inspection should not in any way be considered as a substitute for a private home inspection.

Very truly yours,
H. Jason Walters, Building and Zoning Inspector,
Village of Northfield

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: KEN GAILEY

Address Inspected: 9310 MILFORD DR, NORTHFIELD OH 44067

Property Owner: FANNIE MAE

Phone: 216 849 6231; FAX: 440 292 0281

Date Inspected: 11/14/14

Certificate Approval Date:

VIOLATIONS WILL BE BOLDED, UNDERLINED ALONG WITH A DESCRIPTION OF VIOLATION IN EACH SECTION.

DESCRIPTION

WORK ORDER

1. EXTERIOR ELECTRICAL: 1422.05 Commercial; 1490.02 Residential

A. Fixtures improperly installed	Correct or remove
B. Outlets improperly installed	Correct or remove
C. Improper overhead clearance	Adjust proper clearance
D. Devices not weatherproof	Replace or remove
E. Yard or area lights	Remove or install per code
F. Light fixtures	Replace protective globe/fixture
G. Code violation	Update/repair/replace
H. Door Bell	Repair/replace
I. Main service line	Replace/Summit County Permit

NO VIOLATIONS

2. SIDEWALLS: 1422.04 Commercial; 1422.07 Commercial; 1490.05 Residential

A. Deteriorated sill plates	Replace sill plates
B. Buried/missing sill plates	Replace sill plates
C. Deteriorated missing studs	Replace studs
D. Deteriorated missing siding	Replace siding
E. Out of plumb vertically	Replace vertically
F. Out of horizontal alignment	Realign horizontally
G. Unprotected exterior surface	Replace/prime/coat all wood
H. Deteriorated brick or stone	Replace/repair
I. Mortar joints not weather tight	Rake and properly repoint
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

NO VIOLATIONS

3. ROOF/ROOFING MATERIAL: 1422.04 Commercial; 1422.05 Commercial; 1490.04 Residential; 1490.05 Residential

A. Multiple layers of shingles	Remove/replace
B. Deteriorated/sagging structural frame	Replace/repair
C. Deteriorated sheathing	Replace/repair
D. Deteriorated missing covering	Replace/repair
E. Down spouts/gutters missing	Replace/repair
F. Gutters improperly connected	Install as required
G. Down spouts not connected	Properly connect to sewer
H. Broken/deteriorated shingles/slates	Replace to match

I. Loose shingles/slates	Fasten properly
J. Missing shingles/slates	Replace to match
K. Loose or missing flashing	Fasten or replace
L. Shingle life expired	Replace
M. Roofing/structure is questionable	Contractor Inspection needed

NO VIOLATIONS

4. DOORS: 1422.05 Commercial; 1490.05 Residential; 1422.02 Commercial; 1490.02 Residential

<i><u>A. Deteriorated or missing door to pool area</u></i>	<i><u>Replace or install doors</u></i>
B. Broken missing glass	Replace/repair
C. Improperly installed hardware	Replace/repair
D. Non-functioning hardware	Replace/repair
<i><u>E. Damaged overhead/service doors</u></i>	<i><u>Replace/repair</u></i>
<i><u>F. Damaged or missing storm door</u></i>	<i><u>Install or repair</u></i>
<i><u>G. Patio Door – Damaged/deteriorated</u></i>	<i><u>Replace/repair</u></i>

5. WINDOWS: 1422.05 Commercial; 1490.05 Residential

A. Frames loose unsound	Replace/repair
B. Sash broken/loose/unsound	Replace/repair
C. Glass broken missing	Replace
D. Loose missing glazing	Replace
E. Deteriorated frame or sash	Replace
F. Improper/unfinished installation	Finish/repair

NO VIOLATIONS

6. YARD AREA/SHRUBBERY: 660.17, 660.14(e), 660.17, 660.18; 1024.04 Commercial/Residential

A. Grass Over 8" high	Mow and Maintain
B. Noxious Weeds	Remove and prevent recurrence
C. Dead/diseased trees	Remove
D. Debris and litter	Remove
<u>E. Overgrown and untrimmed</u>	<u>Trim and maintain</u>
<u>F. Overgrown in the right of way</u>	<u>Trim and maintain</u>
<u>G. Landscaping</u>	<u>Trim and maintain</u>

REMOVE PINE TREE – FRONT YARD IS OVERGROWN AND VIOLATES THE NEW TREE ORDINANCE. ALSO REMOVE THE MAPLE TREE IN THE REAR YARD FOR SAFETY REASONS. REMOVE ALL TREES TOUCHING THE HOME AND GARAGE. REMOVE OR TRIM SHRUB NEAR THE DRIVEWAY APRON-OVERGROWN AND IN THE RIGHT-OF-WAY.

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:

1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

<u>A. Concrete spalled 50% or more</u>	<u>Replace or repair</u>
B. Concrete cracks over 1"	Repair
C. Trip hazards exceeding 1"	Repair
D. Too severe slope	Repair or replace
E. Obstruction inside walk area	Remove
F. Loose, rocking/un-level/missing walk	Repair or replace
G. Too smooth surface/slippery	Repair or replace
H. Deteriorated asphalt/concrete	Repair cracks/depressions
I. Paver stones unlevelled	Level or remove/replace
J. Apron poor condition	Remove and replace
K. Driveway 50% or more in need of repair	Remove and replace
<u>L. Section(s) of concrete with severe cracks</u>	<u>Remove and replace</u>
M. Concrete/asphalt with gaps exceeding 1/4"	Repair/fill
N. Asphalt crack/fill & seal maintenance	Crack fill & seal
O. Stone Driveway -Ord#1278.01	Replace with concrete/asphalt

FRONT CONCRETE PATIO HAS BEEN RESURFACED – TEAR OUT & REPLACE. CONCRETE DRIVEWAY HAS MANY CRACKS, ALSO WATER DRAINAGE PROBLEM. WILL NEED TO EXPOSE DRAINAGE SYSTEMS. RE-POOR CONCRETE SO TO ENSURE WATER DRAINS PROPERLY. ENTIRE AREA FROM BACK OF HOME TO GARAGE MUST BE REPLACED.

8. FENCING:

1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

<i>A. Inadequate structural frame</i>	<i>Replace/remove fence</i>
<i>B. Deteriorated and/or broken members</i>	<i>Replace/remove fence</i>
<i>C. Zoning code compliance</i>	<i>Remove/seek variance</i>
<i>D. Gates and hardware non-functional</i>	<i>Remove/repair/replace</i>
<i>E. Chain link fence</i>	<i>Paint/repair/replace</i>

NO VIOLATIONS

9. IDENTIFICATION HOUSE NUMBERS: 1474.01 (house/building); 1475.01 (mailbox)

<u><i>A. Number missing</i></u>	<u><i>Install required numbers</i></u>
<i>B. Number incomplete</i>	<i>Install missing numbers</i>
<i>C. Not legible</i>	<i>Make readable from street</i>
<i>D. Mailbox</i>	<i>Repair/replace</i>

NUMBERS MUST BE ON FRONT OF HOME AND VISABLE AND LEGIBLE FROM STREET.

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

<u><i>A. Alligatored finish</i></u>	<u><i>Prepare/prime/re coat</i></u>
<u><i>B. Severely blistered</i></u>	<u><i>Prepare/prime/re coat</i></u>
<u><i>C. Cracked or peeling</i></u>	<u><i>Prepare/prime/re coat</i></u>
<u><i>D. Bare Wood</i></u>	<u><i>Prep/paint</i></u>

GARAGE-REPAIR AND REPLACCE VINYL SIDING WOOD SIDING IS

11. SIDING AND TRIM:

1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

<u><i>A. Broken/bent/dented/cracked siding</i></u>	<u><i>Replace or repair</i></u>
<i>B. Deteriorated or rotted siding</i>	<i>Replace or repair</i>
<u><i>C. Broken/dented trim (corner boards)</i></u>	<u><i>Replace or repair</i></u>
<i>D. Deteriorated easing, jambs, sill</i>	<i>Replace or repair</i>
<i>E. Deteriorated/damaged shutter</i>	<i>Replace or repair</i>
<u><i>F. Deteriorated/damaged/missing fascia/sofit</i></u>	<u><i>Replace or repair</i></u>
<u><i>G. Siding soiled</i></u>	<u><i>Needs washed</i></u>
<i>H. Aluminum Siding</i>	<i>Faded/oxidized-wash/paint</i>

SIDING, OVERHANGS, SOFIT, AND FASCIA ALL NEED REPAIRED &/OR REPLACED.

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:

1422.04 Commercial; 1490.04 Residential

<u>A. Improper connections/Storm sewer</u>	<u>Properly install at storm sewer</u>
<u>B. Damaged down spouts/gutters</u>	<u>Replace or repair</u>
<u>C. Deteriorated down spouts</u>	<u>Replace or repair</u>
<u>D. Deteriorated gutters</u>	<u>Replace or repair</u>
<u>E. Loose or open</u>	<u>Repair</u>
F. Cross connection recorded	Contact service department
<u>G. Gutters full of debris</u>	<u>Need cleaned</u>
<u>*H. Evidence of sanitary sewer issues</u>	<u>Camera inspection required-needs to be recorded-on DVD only</u>
<u>*I. All clay tile sanitary main lines from home to curb – must be filmed</u>	
<u>J. Evidence of storm sewer issues</u>	<u>Must be filmed</u>

**If camera inspection reveals the homes sanitary/storm main line(s) has issues, you will be required to repair/or replace the homes main sanitary sewer lateral or storm lines. All homeowners are responsible for the homes main line, from the home to the connection of the public main sewer lines. This will be determined by the Village of Northfield Building and Zoning Inspector and/or Village Engineer.*

THIS HOME HAS VISABLE STORM WATER ISSUES AND HAS OLD CLAY TILES SANITARY SYSTEM. ENTIRE SYSTEMS MUST BE FILMED. STORM WATER SYSTEM TO BE REPLACED/REPAIRED. NO RUN OFF TO NEIGHBORING PROPERTY. SANITARY FILMED AND REPAIR OR REPLACE IF ANY ISSUES.

13. FOUNDATION ABOVE GRADE: 1422.03 Commercial; 1490.03 Residential

A. Stoops deteriorated/not level	Replace/repair/re level
B. Steps/stoops not secure	Anchor properly
C. Deteriorated brick, stone, and or concrete	Replace/repair
D. Unsafe, missing, unsecured railing	Replace/repair
E. Not weather tight	Fill/seal

NO VIOLATIONS

14. WINDOW WELLS: 1422.05 Commercial; 1490.05 Residential

A. Drains blocked	Clean and maintain
B. Deteriorated masonry	Replace/repair
C. General condition	Repair

NO VIOLATIONS

15. CHIMNEY: 1422.05 Commercial; 1490.05 Residential

A. Mortar joints not weather tight	Rake and properly repoint
B. Deteriorated protective cap	Repair/replace
C. Broken, flaking spalled brick	Replace where deteriorated
D. Draft deflector broken/missing	Replace/repair

NO VIOLATIONS

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

<u>A. Deteriorated torn fabric</u>	<u>Replace fabric</u>
<u>B. Loose fabric or frame</u>	<u>Repair</u>
<u>C. Portions Missing</u>	<u>Replace</u>

REPAIR/REPLACE ALL MISSING OR DAMAGED SCREENS

17. PORCHES/DECKS: 1422.05 Commercial; 1490.05 Residential

A. Loose missing floorboards	Replace/repair
B. Loose missing ceiling boards	Replace/repair
C. Deteriorated/loose/missing railings	Replace/repair
D. Deteriorated floor covering	Replace/repair
E. Deteriorated support columns	Replace/repair
F. Deteriorated framing members	Replace/repair
G. Dirty/unprotected	Wash/protect

NO VIOLATIONS

18. CANOPIES/PATIO ENCLOSURES: 1422.05 Commercial; 1490.05 Residential

A. Loose attachment to structure	Anchor properly
B. Loose missing flashing	Replace/repair
C. Deteriorated portions	Replace/repair
D. Inadequate structural support	Install proper support

NO VIOLATIONS

19. DETACHED STRUCTURES: ***GARAGE NEEDS REPAIR-REMOVE PLASTIC/VINYL STORAGE BUILDINGS.***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

POOR - NEEDS WORK-CLEANUP, BUT PLENTY OF POTENTIAL. MUST SOLVE STORM WATER ISSUES!

Repairs may be made by the buyer or the seller. All repairs shall be made within 60 days of the date of inspection unless other arrangements have been approved by the Building Department.

If the BUYER is to assume the responsibility of the repairs, a Letter of Commitment stating that they will assume that responsibility is required.

The BUYER is responsible for obtaining a Certificate of Occupancy from the Building Department.

Date of Inspection: 11/17/14 Date of Approval: NOT APPROVED

H. Jason Walters, Harold J. Walters, Building Inspector